

PB# 89-11

**New Windsor Business Park
(Withdrawn)**

4-2-16.4

NEW WINDSOR BUSINESS PARK #89-11

LOTS 16.4

Withdraw 10/28/92

②

568-0434 N.W. Bus. PK

~~568-0434~~

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

12963

Received of New Windsor Business Park Assoc \$ 9.50
Nine and 50/100 DOLLARS

For Planning Board Engineer Fee 89-11

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CB # 1158</u>		<u>9.50</u>

By

Pauline J. Thompson
Town Clerk

Title

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

General Receipt

10411

Received of New Windsor Business Park Assoc. \$ 25.00
Twenty-five and 00/100 DOLLARS

For Application fee 89-11 Planning Board

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CB # 1200</u>		<u>\$25.00</u>

By

Pauline J. Thompson
Town Clerk

Title

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

12963

October 28, 1992

Received of New Windsor Business Park Assoc. \$ 9.50
Nine and 50/100 DOLLARS

For Planning Board Engineer Fee 89-11

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CB # 1158</u>		<u>9.50</u>

By Pauline J. Thompson
Town Clerk
Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

General Receipt

10411

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

March 22, 1989

Received of New Windsor Business Park Assoc. \$ 25.00
Twenty-five and 00/100 DOLLARS

For Application fee 89-11 Planning Board

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CB # 1200</u>		<u>\$25.00</u>

By Pauline J. Thompson
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

County File No. NWT 30-89 M

COUNTY PLANNING REFERRAL

(Mandatory County Planning Review under Article 12-B,
Section 239, Paragraphs 1, m & n, of the
General Municipal Law)

Application of New Windsor Business Park
for a Site Plan- Retail Route 300/Temple Hill Rd.
County Action: Disapproval

LOCAL MUNICIPAL ACTION

The Above-cited application was:

Denied Approved

Approved subject to County recommendations

(Date of Local Action)

(Signature of Local Official)

This card must be returned to the Orange County Department of Planning
within 7 days of local action.

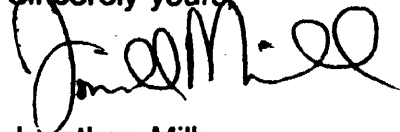
NEW WINDSOR BUSINESS PARK

296 Temple Hill Road
New Windsor, New York 12550
(914) 565-0434

To The New Windsor Planning Board

This letter will serve as a formal request to withdraw the application known as 89-11. Enclosed is a check in the amount of \$9.50 settling all costs associated with this file.

Sincerely yours



Jonathan Miller
Partner

CK # 1158

Received Town of New Windsor 10/28/92

(70)

Workshop 6/5/89

RECEIVED
TOWN OF NEW WINDSOR
SUPERVISOR'S

K4 KARTIGANER
ASSOCIATES, P.C.
CONSULTING ENGINEERS

MAY 19 1989

555 BLOOMING GROVE TURNPIKE • NEW WINDSOR, NY 12550-7006 • (914) 562-4391

18 May 1989

Town Board
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

RECEIVED
5/30/89
T.C. Townsend

c.c. Sup
Attorney
Bldg Insp.

ATTENTION: GEORGE GREEN, SUPERVISOR

SUBJECT: NEW WINDSOR BUSINESS PARK
TOWN OF NEW WINDSOR ROUTE 300
ZONING REQUEST SECTION 4, BLOCK 2, LOT 16.4;
NWPB PROJECT NO. 89-11
KA JOB NO. 89004.01

Dear Mr. Green:

Enclosed for your information and necessary action is a Petition of New Windsor Business Park Associates, Inc. for the zoning reclassification of a portion of Parcel Section 4, Block 2, Lot 16, designated as Lot 16.4 on the subdivision plans currently being reviewed by the Town of New Windsor Planning Board.

We are requesting the lot be rezoned as NC (Neighborhood Commercial) in order to basically service the business park which is presently under construction. The demographics of the business park upon completion would consist of 190,000± SF of planned industrial business space supporting 850± occupant/employees. The present use regulations of the New Windsor Zoning Ordinance allows only permitted or special uses within the Planned Industrial (PI) zone; therefore necessitating this rezoning request in order to provide essential support services to not only the New Windsor Business Park but also to the Planned Industrial developments of the surrounding neighborhood. From the standpoint of traffic and safety, the business park itself is designed for pedestrian accommodation. In previous dialogue with the Town, it is our understanding that further development in the area will encourage the continuation of sidewalks, etc. In effect, the providing of food, small retail and personal service stores in the immediate vicinity, will preclude the generation of vehicular traffic to those intersections such as Vails Gate, and Union Avenue and Route 207, which are presently traffic critical.

I am enclosing herewith the excerpt from the "Comprehensive Development Plan for the Town of New Windsor", page 74 dealing with the Local Business Areas. The narrative is in anticipation of and directly related to our zoning request.

Also enclosed, please find a check in the amount of \$100.00 dollars to cover the cost of this proceeding as set forth in Section 19-3 (6) (b) of the Town of New Windsor Zoning Code.

Please advise the undersigned of the time and date this matter will be discussed by the Town Board so that we may be available for any questions or supplemental data that may be required in order to schedule a Public Hearing. In the interim, should any member of the Town Board or its staff require additional information, please do not hesitate to contact this office. We look forward to your early action and approval on this matter.

Very truly yours,

KARTIGANER ASSOCIATES, P.C.

Katherine Ann Dewkett

Katherine A. Dewkett, P.E.
Project Engineer

cc: Tad Seaman, Esq., Town Attorney
Jonathon Miller, New Windsor Business Park Associates, Inc.

Encl. a/s - Check \$100.00
Zoning Petition with Attachment
Comprehensive Development Plan Excerpt

KAD:1mm

Local Business Areas are designed to meet the immediate needs of residents within a relatively small service area. These would probably consist of a small supermarket and several convenience type retail or service establishments. At least one such area should be provided in each planning area.

Wherever appropriate, these areas have been precisely located on the Land Use Plan map. However, west of the Thruway, where the exact pattern of land development is still uncertain, it is impossible to accurately plot such areas. When development pressures create a need for such a facility, the land use pattern will have arrived at a point where it is possible to choose an appropriate location. At such time the Land Use Plan and then the Zoning Map should be amended to reflect such a decision. Therefore, although not now indicated on the Land Use Plan map, eventual provision of such facilities should be considered an integral part of the Plan.

PETITION TO THE TOWN BOARD OF THE TOWN OF NEW WINDSOR

ZONING: PARCEL; SECTION 4, BLOCK 2, LOT 16.4

The petition of New Windsor Business Park Associates, Inc. to the Town Board of the Town of New Windsor pursuant to the provisions of Article X of the Zoning Law of the Town of New Windsor, as set forth in Chapter 48 of the Code of the Town of New Windsor prays for the following relief:

1. Petitioner requests that lands owned by the petitioner in the Town of New Windsor, County of Orange, State of New York, consisting of 1.5± acres as a portion of Section 4, Block 2, Lot 16 shown on the tax maps of the Town of New Windsor be rezoned from PI (Planned Industrial) to NC (Neighborhood Commercial).

2. Attached to this petition is a copy of the subdivision map currently under review by the Town of New Windsor Planning Board. The parcel which is hereby petitioned to be rezoned is indicated on said subdivision map delineated as Section 4, Block 2, Lot 16.4.

3. The granting of the zoning request, as petitioned, would allow for the development of the delineated parcel into a small strip mall providing food and beverage dining, retail and personal service stores. The project will provide immediate and necessary services to the Planned Industrial development taking place within the petitioner's subdivision and on

neighboring parcels within the Planned Industrial (PI) zone. The rezoning would not be injurious to the surrounding established uses nor change the aesthetic character thereof except for the better considering that the immediate neighborhood would be benefited by the providing of the intended facilities. The request for rezoning is in direct conformance with the Comprehensive Development Plan for the Town of New Windsor which indicates that at least one such Local Business Area should be provided in each planning area, when development creates a need for such a facility.

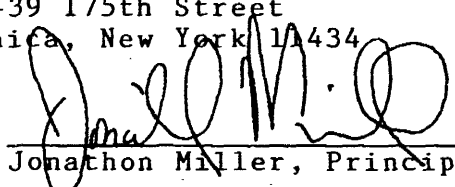
4. Submitted with the petition is a check to the Town of New Windsor in the amount of \$100.00 which represents the required fee.

WHEREFORE, your petitioner requests that the relief prayed for in this petition be granted and that petitioner's property be rezoned from PI (Planned Industrial) to NC (Neighborhood Commercial).

Respectfully submitted,

New Windsor Business Park
Associates, Inc.
147-39 175th Street
Jamaica, New York 11434

Dated: 18 May 1989

By:  Jonathon Miller, Principal



Louis Holmbeck
County Executive

Department of Planning
& Development

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by Town of New Windsor Planning Board D P & D Reference No. NWT 30-89 M

County I.D. No. 4 / 2 / 16.4

Applicant New Windsor Business Park

Proposed Action: Site Plan- Retail Route 300/Temple Hill Road

State, County, Inter-Municipal Basis for 239 Review within 500 feet of NYS Rt. 300

Comments: SITE PLAN can not be acted upon until requested use variance is submitted.

Related Reviews and Permits Curbcut- NYS Dept. of Transportation

County Action: Local Determination _____ Disapproved XXXXXX Approved _____

Approved subject to the following modifications and/or conditions: _____

9/14/89
Date

Peter Garrison
Commissioner

**KA KARTIGANER
ASSOCIATES, P.C.
CONSULTING ENGINEERS**

555 BLOOMING GROVE TURNPIKE • NEWBURGH, NY 12550-7896 • (914) 562 - 4391

24 April 1989

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, New York 12550

ATTENTION: CARL SCHIEFER, CHAIRMAN

SUBJECT: NEW WINDSOR BUSINESS PARK
PARCEL 1.1.2 & 16.4
TOWN OF NEW WINDSOR
KA JOB NO. 89003.00 & 89004.00
NWPB NO. 89-10 & 89-11

Dear Mr. Schiefer:

The site plans for the SUBJECT projects have been revised in accordance with the 22 March 1989 Planning Board meeting comments. Consequently, New Windsor Business Park Associates is requesting permission to submit the current plans for further review and processing by the Planning Board. At the 22 March 1989 Planning Board meeting, it was indicated the Planning Board was reluctant to proceed with site plan review until the subdivision received final approval. I have discussed this with Mark Edsall, the Planning Board Engineer, and my client, and am hereby requesting that site plan review continue concurrently with the subdivision processing. The procedures for reviewing and approving the water and sewer infrastructure for the project by the various agencies is routinely quite lengthy. It would be beneficial to the Town of New Windsor and our clients, New Windsor Business Park Associates, to proceed with the review and processing of the two site plans, in order to commence construction of project two sites and infrastructure completion prior to close of the construction season.

Parcel 16.4 (project 89-11) will require a use variance application to the Zoning Board of Appeals; this process takes several months. Our clients understand that final approvals will not be granted until the subdivision is approved in its final form. However, the site plan approval process by the Planning Board would continue to allow parcel 16.4 to proceed to the Zoning Board of Appeals.

Mark Edsall had indicated he would take no exception to allowing this project to proceed in the above manner and has acquiesced to review the site plans accordingly.

Upon your review of the above, please contact me at your earliest convenience regarding this matter. I can be reached at the office Monday thru Friday from 8 a.m. to 5 p.m. or after 7 p.m. at my home. My home phone number is 914-876-8348.

Thank you for your anticipated cooperation and past courtesies.

Very truly yours,

KARTIGANER ASSOCIATES, P.C.

Katherine Ann Dewkett

Katherine A. Dewkett, P.E.
Project Engineer

KAD/lmm

cc: Jon Miller, New Windsor Business Park Associates
Mark Edsall, P.E., Town Engineer

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE
OR SUBDIVISION PLAN APPROVAL

1. Name of Project New Windsor Business Park Parcel 16.4
2. Name of Applicant New Windsor Business
Park Associates Phone (718) 995-4577
Address 147-39 175th Street, Jamaica, New York 11434
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record New Windsor Business
Park Associates Phone (718) 995-4577
Address 147-39 175th Street, Jamaica, New York 11434
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Kartiganer Associates^{PC} Phone (914) 995-4577
Address 555 Blooming Grove Turnpike, Newburgh, New York 12550-7896
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the East side of Route 300
(Street)
1600 feet South
(Direction)
of Union Avenue
(Street)
7. Acreage of Parcel 1.52[±] Ac. 8. Zoning District PI
9. Tax Map Designation: Section 4 Block 2 Lot 16.4
10. This application is for Site Plan
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? NO

If so, list Case No. and Name _____

12. List all contiguous holdings in the same ownership
Section 4 Block 2 Lot(s) 15.1, 15.3, 16

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE
STATE OF NEW YORK

SS.:

_____ being duly sworn, deposes and says
that he resides at _____
in the County of _____ and State of _____
and that he is (the owner in fee) of _____
_____ (Official Title)
of the Corporation which is the Owner in fee of the premises
described in the foregoing application and that he has authorized
_____ to make the foregoing
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND
INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE
SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

22 day of March 1989

Katherine Ann Dewkett
Notary Public

[Signature]
(Owner's Signature)

[Signature]
(Applicant's Signature)

(Title)

REV. 3-87

KATHERINE ANN DEWKETT
Notary Public State of New York
Qualified in Dutchess County
No. 4903420
Commission Expires August 24, 1989

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

Jonathan Miller, deposes and says that he
resides at 300 East 74th Street, New York City, New York
(Owner's Address)

in the County of Manhattan
and State of New York

and that he is the owner in fee of Section 4, Block 2,
Lot "16.4"

which is the premises described in the foregoing application and
that he has authorized Kartiganer Associates, P.C.
to make the foregoing application as described therein.

Date: 22 March 1989


(Owner's Signature)

Katherine Ann Dewkett
(Witness' Signature)

SHORT ENVIRONMENTAL ASSESSMENT FORM
Appendix B Part 617

P.B. #89-11

Project Title: New Windsor Business Park - Parcel 16.4
Location: Temple Hill Road, New Windsor, New York, Orange County
ID Number: NWPB No. 89-11

INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

ENVIRONMENTAL ASSESSMENT

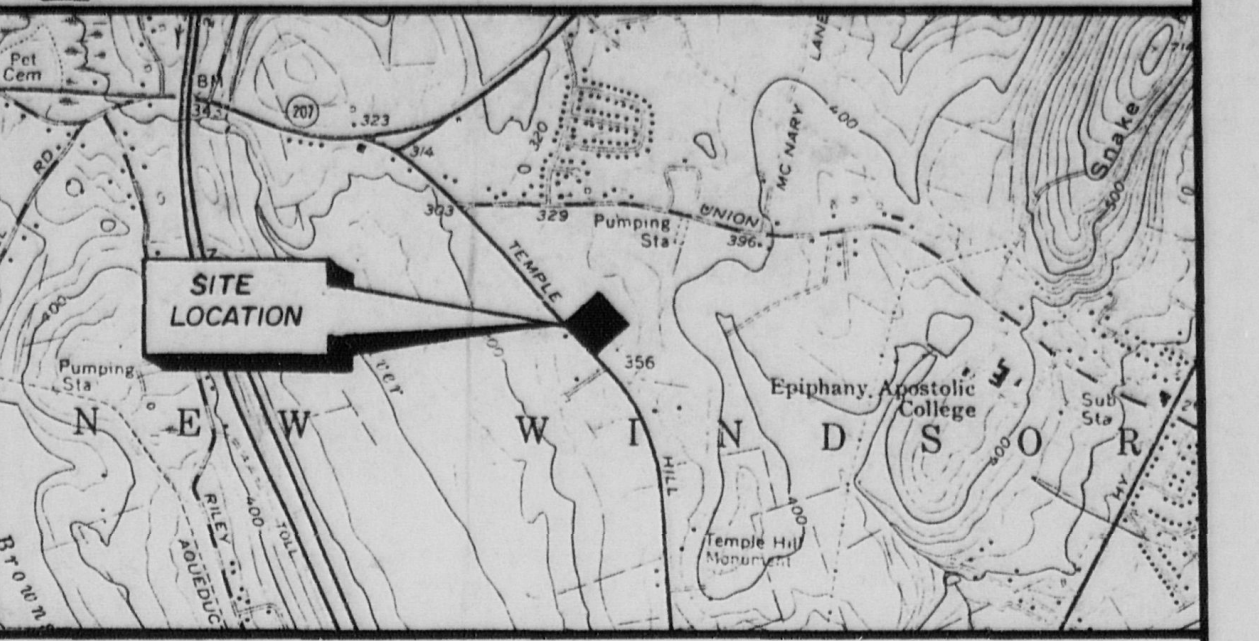
- | | YES | NO |
|--|--------------------------|-------------------------------------|
| 1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Will there be a major change to any unique or unusual land form found on the site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Will project alter or have a large effect on an existing body of water? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Will project have an adverse impact on groundwater quality? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Will project significantly effect drainage flow on adjacent sites? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Will project affect any threatened or endangered plant or animal species? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Will project result in a major adverse effect on air quality? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Will project have a major adverse effect on existing or future recreational opportunities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. Will project result in major traffic problems or cause a major effect to existing transportation systems? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Is project non-farm related and located within a certified agricultural district? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 14. Will project have any adverse impact on public health or safety? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. Is there public controversy concerning any potential impact of the project? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

FOR AGENCY USE ONLY

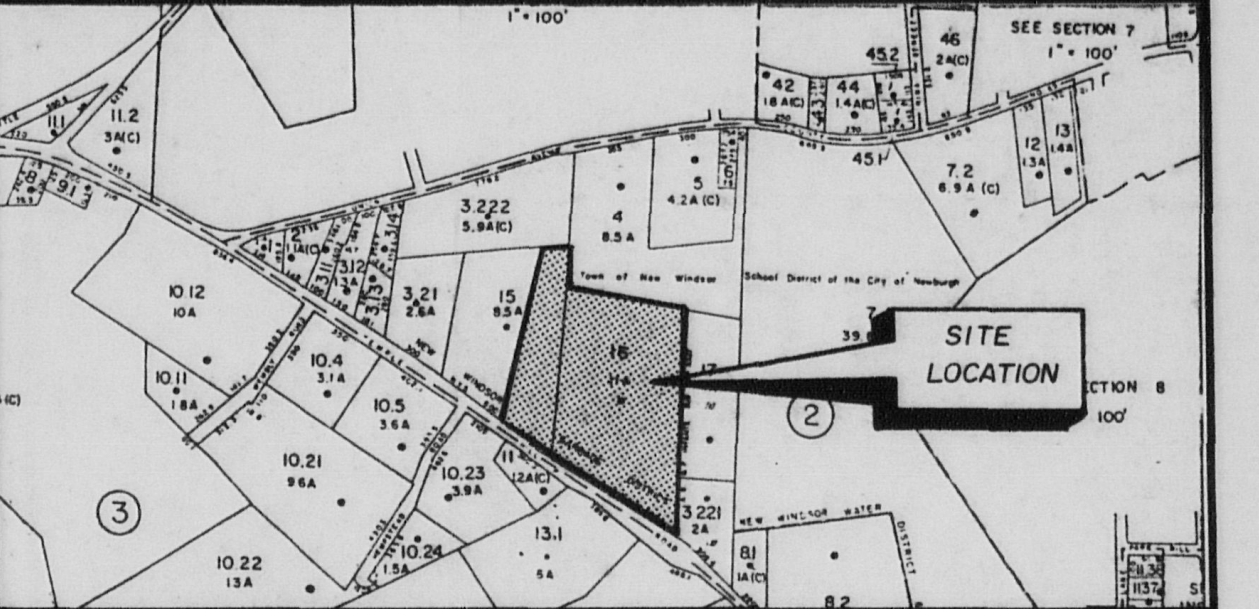
Preparer's Signature: _____ Date: _____
Preparer's Title: _____
Agency: _____



LOCATION MAP



TAX MAP LOCATION



SITE INFORMATION

LOCATION : TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

TAX MAP DESIGNATION :

- 1. SECTION #4 - BLOCK #2
LOT #15.1 & 15.3 5.49± ACRES
- 2. SECTION #4 - BLOCK #2
LOT 16 10.99± ACRES

TOTAL AREA : 16.48 ACRES
ZONED : PLANNED INDUSTRIAL (P.I.)
WATER DISTRICT : No. 5
SEWER DISTRICT : No. 7
UTILITIES : CENTRAL HUDSON G & E / N. Y. TELE.
SCHOOL DISTRICT : NEWBURGH CONSOLIDATED
FIRE DISTRICT : VAILS GATE
HIGHWAY : N.Y.S. D.O.T. NEWBURGH RESIDENCY

PERMITTED USES :

OFFICE BUILDINGS FOR BUSINESS & PROFESSIONAL OFFICES
(SEE P.I. USE/BULK REGULATION - COL. "A" - #14)

BULK REGULATIONS

ITEM	REQUIRED
PERMITTED USES - OFFICE BUILDING	
LOT AREA	40,000 S.F.(MIN.)
LOT WIDTH	150' (MIN.)
FRONT YARD	50' (MIN.)
SIDE YARD/TOTAL	15'/40' (MIN.)
REAR YARD	20' (MIN.)
FLOOR AREA RATIO	0.6 (MAX.)
HEIGHT	6 IN./FT. TO NEAREST PROPERTY LINE
PARKING	1 SPACE/200 S.F.

NOTES :

BOUNDARY & TOPOGRAPHICAL SURVEY INFORMATION BASED UPON MAPS PREPARED BY PETER R. HUSTIS, L.L.S., OF BEACON, N.Y. LICENSE No. 49205, FOR NEW WINDSOR BUSINESS PARK "MAP OF SUBDIVISION & LOT LINE RE-ALIGNMENT" DATED APRIL 2, 1987, & "BOUNDARY & TOPOGRAPHICAL SURVEY" DATED APRIL 7, 1988

REV	DR	CK	DATE	DESCRIPTION
3.	NM	KAD	28 DEC 88	REVISED TO MASTER PLAN
2	NM	KAD	2 DEC 88	REVISED USE/BULK REGULATIONS
1.	DK	KAD	2 AUG 88	PROPERTY LINE REVISION

NEW WINDSOR BUSINESS PARK
ROUTE 300, NEW WINDSOR, N.Y.

DEVELOPER :
NEW WINDSOR BUSINESS PARK ASSOCIATES, INC.
147-39 175th ST., JAMAICA, N.Y. 11434

DRAWN : N.M. SCALE : 1 IN. = 50'
CHECKED : K.A.D. DATE : 19 MAY 1988

KARTIGANER ASSOCIATES, P.C.
CONSULTING ENGINEERS
555 BLOOMING GROVE TURNPIKE, NEWBURGH, N.Y. 12550

SUBDIVISION MASTER PLAN

SHEET :
OF :
JOB NO : 88016.00

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UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

SUBDIVISION MASTER PLAN
NEW WINDSOR BUSINESS PARK
SCALE : 1 IN. = 50'

